

# EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Sub-Committee **Date:** 16 June 2021  
South

**Place:** Conference Suite - Civic Offices **Time:** 7.00 - 8.11 pm

**Members Present:** J Share-Bernia (Chairman), R Baldwin, P Bhanot, R Jennings, J Jennings, H Kauffman, L Mead, S Neville, C Nweke, M Owen, A Patel, C P Pond, C C Pond, K Rizvi, D Sunger and D Wixley

**Other Councillors:** None

**Apologies:** K Williamson, R Brookes, S Heap, J Jogia, A Lion, S Murray and C Roberts

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), L Kirman (Democratic Services Officer), T Carne (Corporate Communications Team Manager), S Mitchell (PR Website Editor), P Seager (Chairman's Officer), A Hendry (Democratic Services Officer) and V Messenger (Democratic Services Officer)

## 1. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that this meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

## 2. MINUTES

Councillor S Neville advised that he gave a declaration as below and not on the application that was recorded in the minutes for EPF/0339/21 46 Russell Road, Buckhurst Hill IG9 5QE. His declaration was given late after the application had been heard.

Pursuant to the Council's Members' Code of Conduct, Councillor S Neville declared a non-pecuniary interest in the following item. The Councillor had determined that he would remain in the meeting for the consideration of the application:

- EPF/2442/20 179 Queens Road, Buckhurst Hill IG9 5AZ.

Councillor A Patel advised that he had made a declaration of interest as below that was omitted from the minutes of the last meeting.

Pursuant to the Council's Members' Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item as the ward councillor and also that the tenant of the property fronting Queens Road was known to him as he was a Buckhurst Hill Parish Councillor:

- EPF/2442/20 179 Queens Road, Buckhurst Hill IG9 5AZ.

Councillor C C Pond advised that there was also an error on page 12 of the minutes, condition 1 as the beginning of the paragraph does not make sense.

‘The building operations hereby permitted shall be demolished’

Councillor Pond believed there to be some wording missing and referred this back to the Planning Officer to be corrected.

**RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 21 April 2021 be taken as read and signed as a correct record subject to the amendments as detailed above.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest made pursuant to the Council’s Members’ Code of Conduct.

**4. ANY OTHER BUSINESS**

It was noted that there was no other urgent business for consideration by the Sub-Committee.

**5. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

[http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note\\_Mar-2018.pdf](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**6. SITE VISITS**

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

There were no formal site visits requested by the Sub-Committee.

**7. PLANNING APPLICATION - EFP/0166/21 40 WESTBURY LANE, BUCKHURST HILL IG9 5PL**

<b>APPLICATION No:</b>	EPF/0166/21
<b>SITE ADDRESS:</b>	40 Westbury Lane Buckhurst Hill IG9 5PL
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West

<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions with extended pitched roof including a roof room. Alterations to front drive and enlarged crossover. External alterations. Removal of existing conservatory and utility room. (Revised application to EPF/2773/20).
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=647278](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647278)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: MDP.WL/01-A, MDP.WL/02-C, MDP.WL/03-B
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, or those shown on plan numbers: MDP.WL/01-A, MDP.WL/02-C, MDP.WL/03-B, unless otherwise agreed in writing by the Local Planning Authority.
- 4 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 5 The extension hereby permitted shall not be occupied until the rooflight in the east facing flank elevation has been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 6 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 7 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 8 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports and Tree protection shall be installed as shown on Andrew Day Arboricultural Consultancy Ltd dated 8th April 2021 unless the Local Planning Authority gives its prior written approval to any alterations.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A of Part 1 to schedule 2 shall be undertaken.
- 10 Prior to the commencement of development, the utility room on the east facing flank elevation must be demolished unless otherwise agreed in writing by the Local Planning Authority.

**8. PLANNING APPLICATION - EPF/0320/21 20 ALGERS CLOSE, LOUGHTON IG10 4NH**

<b>APPLICATION No:</b>	EPF/0320/21
<b>SITE ADDRESS:</b>	20 Algiers Close Loughton IG10 4NH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Ground floor rear extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=648033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648033)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: Existing Ground Floor Plan, Existing and Proposed Elevations, Proposed Ground Floor Plan, Location Plan and Site Plan & Section Plan
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

**CHAIRMAN**